



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

TOWN & COUNTRY PLANNING ACT 1990

**STATEMENT OF COMMON GROUND BETWEEN RIBBLE VALLEY BOROUGH
COUNCIL AND TAYLOR WIMPEY
TO ASSIST THE EXAMINATION IN PUBLIC INTO THE HOUSING AND
ECONOMIC DEVELOPMENT – DEVELOPMENT PLAN DOCUMENT
SITES UNDER CONSTRUCTION
STANDEN / PENDLE ROAD**

NOVEMBER 2018

1. INTRODUCTION

- 1.1 This Statement of Common Ground ("SoCG") has been prepared jointly by Ribble Valley Borough Council ("RVBC") and Taylor Wimpey ("the developer") in respect of the development at Pendle Road, Clitheroe ("the site"). It has been prepared for the purpose of assisting the Examination in Public into RVBC's Housing and Economic Development – Development Plan Document ("HED DPD") by setting out the areas of common ground in respect of the delivery of the site.
- 1.2 A Reserved Matters application for the erection of 228 dwellings was approved in March 2017 (Appn. 3/2016/0324 The site has commenced works.
- 1.3 The boundaries of the land controlled by the developer are identified on the site location plan provided at Appendix 1.
- 1.4 This SoCG sets out those matters which have been agreed between RVBC and the developer in respect of the delivery of dwellings on this site.

2. HOUSING REQUIREMENT

- 2.1 It is agreed that the adopted housing requirement of the Ribble Valley Core Strategy requires a minimum of 5,600 dwellings over the plan period 2008 – 2028.

3. BASE DATE

- 3.1 It is agreed that the appropriate base date for calculating the five-year housing land supply position is September 2018. The five year period therefore covers the period 1st October 2018 to 30th September 2023.

4. BUFFER

- 4.1 It is agreed that in accordance with paragraph 73 of the NPPF, it is necessary to apply a 20% buffer where there is a record of persistent under-delivery. However over the previous three year period housing delivery has exceeded the annual requirement and as such RVBC is a 5% buffer Authority.

5. AREAS OF COMMON GROUND

- 5.1 The parties agree that the site is deliverable and developable, in accordance with paragraph 73 of the National Planning Policy Framework.

5.2 The parties agree that up to 30th September 2018 20 dwellings were completed on the site and 82 were under construction. Since such time a further 2 dwellings have been completed on the site.

5.3 The parties agree that the following timetable for delivery is achievable and realistic:

Year	Number of Dwellings which will be completed
1 st October 2018- 30 th September 2019	50
1 st October 2019- 30 th September 2020	50
1 st October 2020- 30 th September 2021	48
1 st October 2021- 30 th September 2022	45
1 st October 2022- 30 th September 2023	13
Beyond September 2023	0

This document is jointly agreed by RVBC:

Signature



Name Mr Colin Hirst

Position Head of Regeneration and Housing

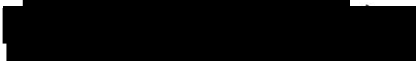
Date 9th November 2018

Developer of the site / ~~Or on behalf of the developer of the site.~~

Signature



Name



Position (if relevant)

Land & Planning Manager

Date

15/11/18

All data will be held in accordance with the Data Protection Act 1998. The information provided above is true and accurate to the best of my knowledge.

APPENDIX 1- SITE LOCATION PLAN

